



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ March 24, 2016 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: March 10, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the March 17, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 14-FP-046: Consider action on the Savanna Ranch, Section 4 Final Plat for 25.237 acres more or less; WCAD Parcels R528758, R508012, R518615, R508009, and R518618; generally located to the north of the intersection of Halsey Drive and San Gabriel Parkway; Leander, Williamson County, Texas. Applicant/Agent: Danny Martin, P.E. (Malone Wheeler) on behalf of Benbrook Development, Inc.
8. Subdivision Case 15-SFP-018: Consider action on the Crystal Falls Town Center, Section 1, Lot 3, Block A replat for 12.719 acres more or less; WCAD Parcels R517837 and R539680; generally located to the southwest of the intersection of N Lakeline Blvd and Crystal Falls Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Joseph T. Sandoval, P.E. on behalf of Cypress Crystal Falls, LP, by Cypress Crystal Falls GP, LLC, by Brian C. Parro, CFP/VP.
9. Plat Vacate Case 16-PV-001: Consider action on the vacation of Lot 10 of the Highmeadow Estates, Phase 1 Subdivision Final Plat for 5.013 acres more or less; generally located to the northeast of the intersection of Ronald W. Reagan Blvd and FM 2243, Leander, Williamson County, Texas. Applicant: 360 Professional Services, Inc (Scott J. Foster) on behalf of Vince J & Nanette Giaco.

Public Hearing

10. Zoning Case 15-Z-028 & Subdivision Case 15-CP-005: Hold a public hearing and consider action on the rezoning and approval of the Devine Lake Concept Plan and PUD zoning for three parcels located at southwest corner of Bagdad and San Gabriel Pkwy; for 202.79 acres more or less; WCAD Parcels R031689, R472771 and R502970. Currently, the property is zoned PUD (Planned Unit Development), GC-3-B (General Commercial) and GC-3-C (General Commercial). The applicant is proposing to zone the PUD (Planned Unit Development) with base districts of SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), and GC-2-A (General Commercial); Leander, Williamson County, Texas. Applicant: Mark Baker on behalf of Sixth Street Capital Investors, LP and Devine Land Investments, LLC.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

11. Subdivision Case 15-CP-006: Hold a public hearing and consider action on the Valley Vista Concept Plan, for 67.7 acres more or less; WCAD Parcels R510101, R497581, R497583, and R473803, generally located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald Reagan Blvd, on the west side of Ronald Reagan Blvd., Leander, Williamson County Texas. Applicant: Shawn Graham on behalf of Robert Tesch.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

12. Zoning Case 15-Z-033: Hold a public hearing and consider action on the rezoning of two parcels of land generally located approximately 270 ft south from the southwest corner of the intersection of Great Owl Pass and Council Springs Pass; 119.932 acres more or less; WCAD Parcels R031730 and R473812. Currently, the property is zoned interim SFR-1-B (Single Family Rural) with the remaining portion of the property in the ETJ. The applicant is proposing to zone the property to SFR-2-A, SFT-2-B, LC-2-B, and LC-2-A. Leander, Williamson County, Texas. Applicant: Danny Martin, P.E. on behalf of J.L. Development, Inc. / John Lloyd

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 18th day of March, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Robin Griffin – Senior Planner